

X Prepared by & Return to:
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
MSP # 0722463MS
770-234-9181

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DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

INDEXING INSTRUCTIONS: Lot 540, Section B, DeSoto Village Subdivision, in Section 34,
Township 1 South, Range 8 West, DeSoto County, Mississippi

STATE OF MISSISSIPPI

COUNTY OF DE SOTO

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, Carol L. Starnes and Rickey Starnes executed a Deed of Trust in favor of Recontrust Company, NA, Trustee, securing an indebtedness to Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. its successors and assigns, dated April 28, 2006, and recorded in Book 2478, Page 105 of the Land Records of De Soto County, Mississippi; and

WHEREAS, said Deed of Trust was assigned to Countrywide Home Loans Servicing, L.P., by instrument dated March 25, 2009, and recorded in the Office of the aforesaid Chancery Clerk in Book 3029, Page 449; and

WHEREAS, Countrywide Home Loans Servicing, L.P., the legal holder of the said Deed of Trust and the Note secured thereby, substituted Nationwide Trustee Services, Inc. as Substitute Trustee therein, as authorized by the terms thereof, by instrument dated March 27, 2009, and recorded in Book 3029, Page 451 of the records in the offices of the aforesaid Chancery Clerk; and

WHEREAS, default having been made in the payment of the indebtedness secured by said Deed of Trust, which default continued for a period of time necessary for the holder thereof to declare the entire unpaid balance immediately due and payable as was its option so to do under the terms thereof, Nationwide Trustee Services, Inc., did on July 2, 2009, between the hours of 11:00 o'clock a.m. and 4:00 o'clock p.m., at the East Front Steps of the De Soto County Courthouse, Hernando, Mississippi, offer for sale at public auction and sell to the highest bidder, according to law, the following described land and property, with improvements thereon

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situated, lying and being situated in De Soto County, Mississippi, and more particularly described as follows:

Lot 540, Section B, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 16-19, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Said property was sold after strictly complying with all the terms and conditions of said Deed of Trust and the statutes made and provided in such cases. A notice of the time, place and terms of said sale, together with a description of said property to be sold, was given by publication in the DeSoto Times Today , a newspaper published and generally circulated in De Soto County, Mississippi, for three consecutive weeks preceding the date of sale. The first notice of publication appeared on June 11, 2009, and subsequent notices appeared on 06/18/2009, 06/25/2009. Proof of publication is attached hereto and incorporated herein by reference. A notice identical to said published notice was posted on the bulletin board at the De Soto County Courthouse, Mississippi, on June 11, 2009, and everything necessary to be done was done to make and effect a good and lawful sale.

At said sale Countrywide Home Loans Servicing, L.P. bid for said property in the amount of \$58,565.74 and this being the highest and best bid the said Countrywide Home Loans Servicing, L.P. was declared the successful bidder and the same was then and there struck off to Countrywide Home Loans Servicing, L.P..

WHEREAS, Countrywide Home Loans Servicing, L.P. has requested transfer and assignment of its bid to Federal National Mortgage Association and has instructed the undersigned to convey the property described above to Federal National Mortgage Association and the undersigned by execution of this instrument does hereby transfer and assign all rights, title and interest of Countrywide Home Loans Servicing, L.P. as the highest and best bidder to Federal National Mortgage Association, pursuant to the authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW, THEREFORE, in consideration of the premises and in consideration of the price and sum of \$58,565.74, cash in hand paid, receipt of which is hereby acknowledged, I, the undersigned Substitute Trustee, do hereby sell and convey unto the said **Federal National Mortgage Association**, its successors and assigns, the land and property above described, together with all improvements thereon.

Title to this property is believed to be good, but I will convey only such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this the 2 day of July, 2009.

Christian Mayer, Vice President

Nationwide Trustee Services, Inc.
Substitute Trustee

STATE OF GEORGIA
COUNTY OF FULTON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 2 Day of July, 2009, within my jurisdiction, the within named CHRISTIAN MAYER, who acknowledged to me that he is VICE PRESIDENT OF NATIONWIDE TRUSTEE SERVICES, INC, a corporation, and that for and on behalf of said corporation as Vice President, and as the act and deed of said corporation, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the 2 day of July, 2009.

Sheretha M. Edwards

NOTARY PUBLIC

My Commission Expires

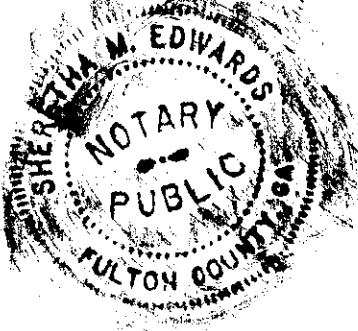
Notary Public, Fulton County, Georgia
My Commission Expires Jan. 22, 2013

Grantor:

Christian Mayer, Vice President
Nationwide Trustee Services, Inc.
1587 Northeast Expressway
Atlanta, GA 30329
770-234-9181 / NA

Grantee:

Federal National Mortgage Association
PO Box 650043,
Dallas, TX 75265-0043
214-398-6000 / NA



DESOTO TIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times-Tribune, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 3 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF DE-SOTO**

WHEREAS, on April 28, 2006, Carol L. Starnes and Rickie Starnes executed and delivered a certain Deed of Trust unto Recontrust Company, NA, Trustee for the benefit of Mortgage Electronic Registration Systems, Inc., acting solely as nominee for Countrywide Home Loans, Inc. its successors and assigns, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of De Soto County, Mississippi in Book 2478, Page 105; and

WHEREAS, said Deed of Trust was subsequently assigned unto Countrywide Home Loans Servicing, L.P., by instrument recorded in the Office of the aforesaid Chancery Clerk in Book 3029, Page 449; and

WHEREAS, the holder of said Deed of Trust substituted and appointed Nationwide Trustee Services, Inc., as Trustee in said Deed of Trust by instrument recorded in the Office of the aforesaid Chancery Clerk Book 3029, Page 451; and WHEREAS, default, having been made in the payments of indebtedness secured by said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on July 2, 2009, I will, during legal hours (between the hours of 11 o'clock a.m. and 4 o'clock p.m.), at public outcry, offer for sale and will sell, at the East-front steps of the DeSoto County Courthouse in Hernando, Mississippi, for cash to the highest bidder, the following described land and property situated in De Soto County, Mississippi, to-wit:

Lot 540, Section B, DeSoto Village Subdivision, in Section 34, Township 1 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 8, Pages 18-19, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Title to the above described property is believed to be good, but I will convey only such title as is vested in me as Substituted Trustee.

WITNESS MY SIGNATURE, this the 22nd day of May, 2009.

Christian Mayer
Christian Mayer, Vice President
Nationwide Trustee Services, Inc.

1587 Northeast Expressway
Atlanta, GA 30329
(770) 244-9150

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Volume No. _____ on the _____ day of _____, 2009

Volume No. _____ on the _____ day of _____, 2009

Diane Smith

Sworn to and subscribed before me, this 25 day of June, 2009

BY *Judy H. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE
MY COMMISSION EXPIRES: JANUARY 16, 2013
BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED



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